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MOBILE HOME PARK SURVEY

SELECTED DATA FROM INTERVIEWS WITH MANAGERS

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MOBILE HOME PARK SURVEY

SELECTED DATA FROM INTERVIEWS WITH MANAGERS



1973

PREFACE


This report contains selected data from interviews with a sample of mobile home park managers in Ontario. The interviews were undertaken during the late summer of 1971.

The survey results are presented in a series of tables, grouped into five major parts. *Parts A and B* relate to mobile home parks and park management, which is the major focus of the survey. *Parts C and D* deal with mobile homes in the park and the mobile home park in relation to the community. *Part E* presents the views of the managers on various other related questions.

This survey is part of a comprehensive study of mobile homes in Ontario communities. The results are being coordinated with information from other sources, which will assist in developing conclusions and recommendations. The purpose of this report is to make the survey tabulations available -- not to make recommendations at this time. As other segments of the study are completed, further reports will be published.

It should be noted that the study relates to mobile homes only -- not to travel trailers. The distinction is drawn largely on the basis of permanent versus seasonal occupancy. The mobile home is occupied as a permanent residence, while the travel trailer is used for short periods, usually for recreation purposes.

Mobile home park managers are in a unique position between the mobile home producer and consumer. Their views may, therefore, be expected to reflect not only a direct knowledge of their own park operation but also some understanding of the mobile home and its user. Obviously, such knowledge is valuable to any mobile home study. The cooperation of the managers who were interviewed is gratefully acknowledged.



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CONTENTS

	Page
INTRODUCTION	5
HIGHLIGHTS	7
Part A. THE MOBILE HOME PARK	11
Part B. OWNERSHIP AND MANAGEMENT OF THE PARK	32
Part C. MOBILE HOMES IN THE PARK	42
Part D. THE MOBILE HOME PARK AND THE COMMUNITY	51
Part E. MANAGERS' VIEWS ON OTHER QUESTIONS	56

INTRODUCTION

Survey data presented in this report is based on sixty usable returns from interviews with mobile home park managers.

The survey sample was drawn from a list of mobile home parks in Ontario, compiled from the records of Ontario Hydro and the former Department of Municipal Affairs. This list included 120 mobile home parks, containing about 4,600 mobile home spaces. The list was subsequently published under the title *Mobile Home Parks in Ontario, September 1971*.

Using the best list of mobile home parks available, a reasonably representative sample of mobile home parks in Ontario was selected. The stratified sample was designed to provide information which would assist in developing recommended guidelines for future mobile home parks and to provide data relating to certain aspects of mobile home use in Ontario for which little information was available.

Several factors were considered in selecting the sample. First, it was assumed that new mobile home parks should be economically viable and that this would tend to favor larger parks. Therefore, a 100% sample was used for parks with forty spaces or more. Second, the durability of a mobile home in residential use in Ontario was a matter of concern to municipal councils but no information

was available, so it was desirable to investigate this aspect. As older mobile homes seemed more likely to be found in some of the older mobile home parks, a 100% sample was used for parks built before 1961. Third, the remaining parks were those with less than forty spaces, built in 1961 or later. A 50% random sample was drawn from this group.

The geographic distribution of mobile home parks in the sample was similar to the distribution of all parks in the province. But, due to the greater accessibility of parks in southern Ontario, the completion rate for interviews was somewhat higher for southern Ontario than for northern Ontario.

Mobile home park managers see mobile homes in actual use in the community, so it seemed appropriate to record some of their observations regarding both mobile homes and their occupants. Obviously, precise data can come only from the residents but the managers were able to offer their general impressions. Information on distance to work, for example, represents each manager's generalization of the approximate distance to work for most residents in his park.

The views of park managers on less tangible aspects of mobile home use in Ontario are recorded in Part E. In some cases the managers were expressing their own opinions but in other cases they had to try to interpret the thinking of others, such as the reasons why people choose to live in mobile homes.

HIGHLIGHTS

PART A. THE MOBILE HOME PARK

- The age of the mobile home parks in the survey ranged from a few months to over twenty years.
- Over 50% of the parks were developed during the decade 1961 to 1970.
- Nearly 70% of the mobile home parks had less than thirty acres, including space for expansion.
- Over 80% of the parks contained less than one hundred developed spaces for mobile homes.
- Some type of recreation facility was provided in 65% of the mobile home parks. Playgrounds occurred most frequently.
- Streets were maintained and snow was cleared by the management, in 95% of the mobile home parks.
- In 65% of the parks the grounds were maintained by the park management.

PART B. OWNERSHIP AND MANAGEMENT OF THE PARK

- The managers were the park owners in 83% of the mobile home parks.
- The rent per month for a mobile home space was in the \$50-\$59 range in 33% of the mobile home parks and in the \$40-\$49 range in another 23% of the parks.
- A dealership for mobile home sales, associated with the mobile home park, was reported by 67% of the managers.
- Over 40% of the parks had some restrictions on admission. In effect, the restrictions relating to mobile homes usually favored newer, larger mobile homes and those purchased from the park manager or a dealer acceptable to him.
- Regulations applying to all residents were reported in 90% of the mobile home parks.

PART C. MOBILE HOMES IN THE PARK

- Mobile homes in the parks were owned, not rented, by their occupants.
- Some of the managers felt that a mobile home would last twenty years or more. But over half the managers indicated that the length of life varied or that they didn't know how long a mobile home would last.

PART D. THE MOBILE HOME PARK AND THE COMMUNITY

- Only 10% of the mobile home parks served the employees of a specific industry or members of the armed forces.

PART E. MANAGERS' VIEWS ON OTHER QUESTIONS

- Opinions of the managers varied on the most efficient size of park for management purposes. About $\frac{1}{4}$ of the managers considered parks with 150 or more spaces the most efficient. Almost

as many felt that smaller parks with less than 100 spaces were most efficient.

- Over 75% of the managers selected the single width mobile home as the typical (most popular) type of mobile home today.
- Over 80% of the managers indicated that the width of the typical mobile home was twelve feet; the length sixty feet.
- Nearly half the managers gave \$6,000-\$9,999 as the most frequent range of annual family income of their park residents. Another 15% estimated family income at \$10,000-\$14,999 annually.

Part A

MOBILE HOME PARKS

TABLES

THE MOBILE HOME PARK

	Table	Page
<i>General Characteristics</i>		
Age of Mobile Home Parks	A1	13
Size of Mobile Home Parks	A2	13
Spaces Developed For Mobile Homes	A3	14
Spaces Under Construction in 1971	A4	14
<i>Utilities</i>		
Water Supply System	A5	15
Sewage Disposal System	A6	15
Electric Meters	A7	16
Placement of Wires and Cables	A8	16
Fuels Used for Heating and Cooking	A9	17
Gas Used in Mobile Homes	A10	18
<i>Central Services</i>		
Central Storage Facilities	A11	19
Central Laundry Facilities	A12	20
<i>Commercial Facilities</i>		
Commercial Facilities <u>in</u> Mobile Home Parks	A13	21
Commercial Facilities <u>near</u> Mobile Home Parks	A14	22
<i>Recreation Facilities</i>		
Recreation Facilities <u>in</u> Mobile Home Parks	A15	23
Recreation Facilities <u>near</u> Mobile Home Parks	A16	24

	Table	Page
<i>Maintenance And Services</i>		
Maintenance and Services	A17	25
Garbage Collection	A18	26
<i>Protection</i>		
Police Protection	A19	27
Fire Protection	A20	27
Fire Hydrants	A21	28
Fire Extinguishers	A22	28
<i>Site Selection</i>		
Role of Manager in Selecting Site for Mobile Home Park	A23	29
Other Sites Considered for Mobile Home Park	A24	29
The Deciding Factor in Selecting Site for Mobile Home Park	A25	30
Other Factors Considered in Selecting Site for Mobile Home Park	A26	30
<i>Construction And Costs</i>		
Construction and Development Work by Manager	A27	31
Capital Costs of Mobile Home Park	A28	31

GENERAL CHARACTERISTICS

AGE OF MOBILE HOME PARKS

<i>YEAR DEVELOPED</i>	<i>MOBILE HOME PARKS</i>
<hr/>	
1971 (6 months only)	4%
1970	8
1969	18
1968-1966	17
1965-1961	8
1960-1956	18
1955-1951	12
1950 & before	8
no answer	7
TOTAL	<hr/> 100%

A1

SIZE OF MOBILE HOME PARKS

<i>TOTAL ACREAGE</i>	<i>MOBILE HOME PARKS</i>
<hr/>	
less than 10 acres	32%
10-19	22
20-29	15
30-39	5
40-49	3
50-99	15
100-149	-
150-199	-
200 or more	-
no answer	8
TOTAL	<hr/> 100%

A2

GENERAL CHARACTERISTICS

SPACES DEVELOPED FOR MOBILE HOMES

<i>NUMBER OF SPACES</i>	<i>MOBILE HOME PARKS</i>
<hr/>	
1-9	7%
10-19	17
20-29	18
30-39	10
40-49	8
50-99	22
100-149	13
150-199	3
200 or more	-
no answer	2
	<hr/>
TOTAL	100%

A3

SPACES UNDER CONSTRUCTION IN 1971

<i>NUMBER OF MOBILE HOME SPACES</i>	<i>MOBILE HOME PARKS</i>
<hr/>	
1-9	11%
10-19	13
20-29	5
30-39	2
40-49	3
50-99	7
100-149	-
150 or more	2
none	57
	<hr/>
TOTAL	100%

A4

UTILITIES

WATER SUPPLY SYSTEM

<i>TYPE OF SYSTEM</i>	<i>MOBILE HOME PARKS</i>
wells	63%
municipal system	28
other	7
no answer	2
TOTAL	100%

A5

SEWAGE DISPOSAL SYSTEM

<i>TYPE OF SYSTEM</i>	<i>MOBILE HOME PARKS</i>
septic tank	73%
municipal system	18
sewage lagoon	7
no answer	2
TOTAL	100%

A6

UTILITIES

ELECTRIC METERS

<i>METERS</i>	<i>MOBILE HOME PARKS</i>
<hr/>	
meter for each mobile home	80%
central meter for park	20
TOTAL	<hr/> 100%

A7

PLACEMENT OF WIRES AND CABLES

<i>PLACEMENT</i>	<i>MOBILE HOME PARKS</i>
<hr/>	
overhead	43%
underground	27
combination	30
TOTAL	<hr/> 100%

A8

UTILITIES

FUELS USED FOR HEATING AND COOKING

<i>TYPE OF FUEL</i>	<i>HEATING</i>	<i>COOKING</i>
<hr/>		
<i>Percentage of Mobile Home Parks</i>		
oil	62%	—%
propane	3	32
electricity	5	22
natural gas	8	8
combination of above	17	32
no answer	5	6
	<hr/>	<hr/>
TOTAL	100%	100%
<hr/>		

A9

UTILITIES

GAS USED IN MOBILE HOMES

<i>USE</i>	<i>PROPANE</i>	<i>NATURAL GAS</i>
<hr/>		
<i>Percentage of Mobile Home Parks</i>		
type of gas used	82%	17%
type of gas not used	18	82
no answer	-	1
	<hr/>	<hr/>
TOTAL	100%	100%
<hr/>		

A 10

CENTRAL SERVICES

CENTRAL STORAGE FACILITIES

<i>AVAILABILITY</i>	<i>STORAGE YARD</i>	<i>STORAGE BUILDING</i>
<hr/>		
	<i>Percentage of Mobile Home Parks</i>	
central storage	23%	15%
no central storage	77	85
	<hr/>	<hr/>
TOTAL	100%	100%
<hr/>		

A11

CENTRAL SERVICES

CENTRAL LAUNDRY FACILITIES

<i>AVAILABILITY</i>	<i>CENTRAL LAUNDRY</i>	<i>CENTRAL DRYING YARD</i>
<i>Percentage of Mobile Home Parks</i>		
central laundry facilities	24%	15%
no central laundry facilities	68	85
no answer	8	-
TOTAL	100%	100%

A12

COMMERCIAL FACILITIES

COMMERCIAL FACILITIES IN MOBILE HOME PARKS

<i>AVAILABILITY</i>	<i>STORE</i>	<i>DISPENSING MACHINES</i>
<hr/>		
	<i>Percentage of Mobile Home Parks</i>	
commercial facilities	17%	13%
no commercial facilities	83	87
	<hr/>	<hr/>
TOTAL	100%	100%
<hr/>		

A13

COMMERCIAL FACILITIES

COMMERCIAL FACILITIES NEAR MOBILE HOME PARKS

<i>DISTANCE IN MILES</i>	<i>STORES</i>	<i>COFFEE SHOPS/ RESTAURANTS</i>
<hr/>		
<i>Percentage of Mobile Home Parks</i>		
less than 0.5	57%	58%
0.5 to 0.9	8	5
1 to 1.9	13	8
2 to 4.9	16	17
5 to 10	2	3
no commercial facilities near-by	2	7
no answer	2	2
TOTAL	<hr/> 100%	<hr/> 100%
<hr/>		

A 14

RECREATION FACILITIES

RECREATION FACILITIES IN MOBILE HOME PARKS

AVAILABILITY	PLAYGROUND	CLUBHOUSE	SWIMMING POOL
<hr/>			
	<i>Percentage of Mobile Home Parks</i>		
yes	55%	13%	13%
no	10	52	52
no recreation facilities of any kind in mobile home park	35	35	35
	<hr/>	<hr/>	<hr/>
TOTAL	100%	100%	100%
<hr/>			

A 15

RECREATION FACILITIES

RECREATION FACILITIES NEAR MOBILE HOME PARKS

<i>TYPE OF FACILITY</i>	<i>MOBILE HOME PARKS</i>
-------------------------	------------------------------

community recreation centres	25%
parks	20
wilderness areas	7
combination of the above	3
other e.g. golf courses, tennis courts, ball fields	18
no facilities	27
TOTAL	<hr/> 100%

A 16

MAINTENANCE AND SERVICES

MAINTENANCE AND SERVICES

<i>AVAILABILITY</i>	<i>STREET MAINTENANCE</i>	<i>GROUNDS MAINTENANCE</i>	<i>SNOW CLEARANCE</i>	<i>GARBAGE COLLECTION</i>
<i>Percentage of Mobile Home Parks</i>				
provided by management	96%	65%	95%	80%
not provided by management	2	33	3	18
no answer	2	2	2	2
TOTAL	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>

A 17

MAINTENANCE AND SERVICES

GARBAGE COLLECTION

<i>COLLECTION POINTS</i>	<i>MOBILE HOME PARKS</i>
------------------------------	------------------------------

mobile homes	81%
municipal central boxes	7
private central boxes	5
no collection	5
no answer	2
	<hr/>
TOTAL	100%

A 18

PROTECTION

POLICE PROTECTION

<i>AGENCY</i>	<i>MOBILE HOME PARKS</i>
Ontario Provincial Police	70%
local or regional police force	25
no answer	5
TOTAL	100%

A 19

FIRE PROTECTION

<i>AGENCY</i>	<i>MOBILE HOME PARKS</i>
local or regional fire department	90%
volunteer fire fighters	4
no protection	3
no answer	3
TOTAL	100%

A 20

PROTECTION

FIRE HYDRANTS

<i>AVAILABILITY</i>	<i>MOBILE HOME PARKS</i>
fire hydrants	25%
no fire hydrants	73
no answer	2
TOTAL	100%

A21

FIRE EXTINGUISHERS

<i>LOCATIONS</i>	<i>MOBILE HOME PARKS</i>
several locations	12%
office	12
central laundry	3
manager's truck	3
park store	3
other	3
mobile homes	9
no fire extinguishers	50
no answer	5
TOTAL	100%

A22

SITE SELECTION

ROLE OF MANAGER IN SELECTING SITE FOR MOBILE HOME PARK

<i>ROLE OF MANAGER</i>	<i>MOBILE HOME PARKS</i>
site selected by manager	62%
site not selected by manager	33
no answer	5
TOTAL	100%

A 23

OTHER SITES CONSIDERED FOR MOBILE HOME PARK

<i>NUMBER OF OTHER SITES CONSIDERED</i>	<i>MOBILE HOME PARKS</i>
4 or more	10%
3	8
2	8
1	2
none	32
no answer	40
TOTAL	100%

A 24

SITE SELECTION

THE DECIDING FACTOR IN SELECTING SITE FOR MOBILE HOME PARK

DECIDING FACTOR	MOBILE HOME PARKS
land ownership	25%
location e.g. proximity to employment and to community serviced	10
site	7
municipal services	3
water supply	3
transportation facilities	2
other	8
no answer	42
TOTAL	100%

A 25

OTHER FACTORS CONSIDERED IN SELECTING SITE FOR MOBILE HOME PARK

OTHER FACTORS	MOBILE HOME PARKS
land ownership	12%
municipal services	7
location	3
site	3
water supply	2
combination of above	13
other	29
no other factors	28
TOTAL	100%

A 26

CONSTRUCTION AND COSTS

CONSTRUCTION AND DEVELOPMENT WORK BY MANAGER

WORK BY MANAGER	MOBILE HOME PARKS
most/all	41%
utilities	6
landscaping	5
site improvements	2
combination of above and/or central service facilities, recreation facilities, roads and sidewalks	10
none	17
no answer	19
TOTAL	100%

A 27

CAPITAL COSTS OF MOBILE HOME PARKS

ESTIMATED CAPITAL COSTS	MOBILE HOME PARKS
less than \$50,000	26%
\$50,000-99,999	17
\$100,000-149,999	10
\$150,000-199,999	-
\$200,000-249,999	5
\$250,000-299,999	2
\$300,000-349,999	2
\$350,000-399,999	2
\$400,000 or more	3
don't know	23
no answer	10
TOTAL	100%

A 28

Part B

OWNERSHIP AND MANAGEMENT OF THE PARK

TABLES

OWNERSHIP AND MANAGEMENT OF THE PARK

	Table	Page
<i>Ownership and Management</i>		
Ownership of Mobile Home Parks	B1	33
Management by Owner	B2	33
Managers and Staff	B3	34
<i>Rent</i>		
Rent for a Developed Mobile Home Space	B4	35
<i>Mobile Home Sales, Accessories and Repairs</i>		
Mobile Home Sales Outlet	B5	36
Mobile Home Accessories Sales Outlet	B6	37
Mobile Home Repair Services	B7	38
Income Producing Activities Associated with the Mobile Home Park	B8	39
<i>Restrictions and Regulations</i>		
Restrictions on Mobile Homes	B9	40
Restrictions on Residents	B10	41
Mobile Home Park Regulations	B11	41

OWNERSHIP AND MANAGEMENT

OWNERSHIP OF MOBILE HOME PARKS

<i>OWNERSHIP</i>	<i>MOBILE HOME PARKS</i>
Canadian individual	58%
Canadian corporation	33
the municipality	-
other	5
no answer	4
TOTAL	100%

B1

MANAGEMENT BY OWNER

<i>OWNERSHIP</i>	<i>MOBILE HOME PARKS</i>
park manager is the owner	83%
park manager is not the owner	17
TOTAL	100%

B2

OWNERSHIP AND MANAGEMENT

MANAGERS AND STAFF

<i>NUMBER OF PERSONS EMPLOYED FULL-TIME</i>	<i>MOBILE HOME PARKS</i>
1-4	90%
5-9	5
10 or more	-
no answer	5
TOTAL	100%

B3

RENT

RENT FOR A DEVELOPED MOBILE HOME SPACE

<i>MONTHLY RENT*</i>	<i>MOBILE HOME PARKS</i>
----------------------	------------------------------

less than \$40	18%
\$40-49	23
\$50-59	33
\$60-69	14
\$70-79	5
\$80-89	-
\$90-99	-
\$100 or more	-
no answer	7
TOTAL	100%

* *The rent may include some services and/or utilities in addition to land rent.*

B4

SALES, ACCESSORIES AND REPAIRS

MOBILE HOME SALES OUTLET ASSOCIATED
WITH THE MOBILE HOME PARK

*PERSON/PERSONS
RESPONSIBLE*

*MOBILE HOME
PARKS*

mobile home park corporation	27%
mobile home park owner	25
mobile home park manager	15
no sales outlet	30
no answer	3
	<hr/>
TOTAL	100%

B5

SALES, ACCESSORIES AND REPAIRS

MOBILE HOME ACCESSORIES SALES OUTLET ASSOCIATED
WITH THE MOBILE HOME PARK

<i>TYPE OF ACCESSORIES</i>	<i>MOBILE HOME PARKS</i>
steps and/or skirting	15%
mobile home fittings	5
maintenance products	2
combination of above	5
other	2
no accessory sales	68
no answer	3
TOTAL	100%

B6

SALES, ACCESSORIES AND REPAIRS

MOBILE HOME REPAIR SERVICES PROVIDED
BY THE MOBILE HOME PARK

<i>TYPE OF REPAIRS</i>	<i>MOBILE HOME PARKS</i>
general repairs	25%
specialty work e.g. heating or electrical system	10
minor repairs	9
other	3
no repair service	50
no answer	3
TOTAL	100%

B7

SALES, ACCESSORIES AND REPAIRS

INCOME PRODUCING ACTIVITIES ASSOCIATED WITH THE MOBILE HOME PARK

<i>MAJOR ACTIVITY IN ADDITION TO PARK OPERATION</i>	<i>MOBILE HOME PARKS</i>
---	------------------------------

mobile home sales	45%
mobile home sales and repairs	10
mobile home sales and accessories	2
combination of above	2
none	33
no answer	8
TOTAL	100%

B8

RESTRICTIONS AND REGULATIONS

RESTRICTIONS ON MOBILE HOMES

RESPONSE	DEALER*	AGE/SIZE	VALUE
<hr/>			
<i>Percentage of Mobile Home Parks</i>			
restrictions	45%	43%	17%
no restrictions	52	54	78
no answer	3	3	5
	<hr/>	<hr/>	<hr/>
TOTAL	100%	100%	100%

* The mobile home must be purchased from either
the park manager or a dealer acceptable to him.

B9

RESTRICTIONS AND REGULATIONS

MOBILE HOME PARK REGULATIONS

<i>RESPONSE</i>	<i>MOBILE HOME PARKS</i>
some regulations	90%
no regulations	7
no answer	3
TOTAL	100%

B 10

RESTRICTIONS ON RESIDENTS

<i>TYPE OF RESTRICTIONS ON OCCUPANTS OF MOBILE HOMES</i>	<i>MOBILE HOME PARKS</i>
number of children	28
size of family	7
age of children	2
other	2
no restrictions on occupants	58
no answer	3
TOTAL	100%

B 11

Part C

MOBILE HOMES IN THE PARK

TABLES

MOBILE HOMES IN THE PARK

	Table	Page
<i>Park Occupancy</i>		
Mobile Homes per Mobile Home Park	C1	43
<i>Mobile Home Ownership</i>		
Ownership of Mobile Homes	C2	44
<i>Expandables and Double-Wides</i>		
Expandable Mobile Homes per Park	C3	45
Double-Wide Mobile Homes per Park	C4	45
<i>Purchasing and Financing</i>		
Mobile Homes Purchased from Sales Outlet Associated with Mobile Home Park	C5	46
Financing Mobile Homes	C6	46
<i>Durability</i>		
Anticipated Physical Life Expectancy of a Mobile Home	C7	47
Maintenance of Mobile Home	C8	47
Frequency of Maintenance Work Required	C9	48
Mobile Home Repair Service	C10	48
<i>Used Mobile Homes</i>		
Trade-ins and Sales of Used Mobile Homes	C11	49
Main Market for Used Mobile Homes	C12	49
Major Factor Affecting the Price of a Used Mobile Home	C13	50

PARK OCCUPANCY

MOBILE HOMES PER MOBILE HOME PARK

<i>NUMBER OF MOBILE HOMES</i>	<i>MOBILE HOME PARKS</i>
-----------------------------------	------------------------------

1-9	13%
10-19	15
20-29	22
30-39	10
40-49	7
50-99	20
100-149	8
150-199	-
200 or more	3
no answer	2
TOTAL	<hr/> 100%

C1

MOBILE HOME OWNERSHIP

OWNERSHIP OF MOBILE HOMES

<i>OWNERSHIP</i>	<i>MOBILE HOME PARKS</i>
------------------	------------------------------

mobile homes owned by occupants	97%
mobile homes rented by occupants	-
no answer	3
TOTAL	100%

C2

EXPANDABLES AND DOUBLE-WIDES

EXPANDABLE MOBILE HOMES PER PARK

NUMBER OF EXPANDABLES*	MOBILE HOME PARKS
1-4	31%
5-9	12
10-14	3
15-19	7
20 or more	2
no expandables	40
no answer	5
TOTAL	100%

* *Expandables include mobile homes designed and manufactured as expandables, with a pull-out or tip-out section.*

C3

DOUBLE-WIDE MOBILE HOMES PER PARK

NUMBER OF DOUBLE-WIDES	MOBILE HOME PARKS
1	13%
2	13
3	4
4	-
5 or more	2
no double-wides	68
TOTAL	100%

C4

PURCHASING AND FINANCING

MOBILE HOMES PURCHASED FROM SALES OUTLET ASSOCIATED WITH MOBILE HOME PARK

<i>NUMBER OF MOBILE HOMES</i>	<i>MOBILE HOME PARKS</i>
all mobile homes in park	18%
30 or more	17
20-29	3
10-19	7
1-9	17
no mobile home sales outlet	38
TOTAL	100%

C5

FINANCING MOBILE HOMES

<i>SOURCES OF FUNDS FOR A MOBILE HOME</i>	<i>MOBILE HOME PARK MANAGERS</i>
chartered banks	46%
finance companies	17
trust companies	-
life insurance companies	-
Central Mortgage and Housing Corporation	-
other	-
no answer	37
TOTAL	100%

C6

DURABILITY

ANTICIPATED PHYSICAL LIFE EXPECTANCY OF A MOBILE HOME

MANAGER'S OPINION	MOBILE HOME PARK MANAGERS
----------------------	------------------------------

varies e.g. depends on use	33%
don't know	25
30 years or more	13
20-29 years	17
10-19 years	7
less than 10 years	-
no answer	5
TOTAL	100%

C7

MAINTENANCE OF MOBILE HOME

COMPONENT MOST LIKELY TO NEED MAINTENANCE	MOBILE HOME PARK MANAGERS
--	------------------------------

roof	35%
exterior walls	12
heating system	8
water system	5
interior walls	3
windows/doors	2
foundation	2
no particular maintenance	15
no answer	18
TOTAL	100%

C8

DURABILITY

FREQUENCY OF MAINTENANCE WORK REQUIRED ON A MOBILE HOME

<i>MANAGER'S OPINION</i>	<i>MOBILE HOME PARK MANAGERS</i>
varies with use	10%
don't know	10
every year	15
every second year	28
3-5 years	9
no answer	28
TOTAL	100%

C9

MOBILE HOME REPAIR SERVICE

<i>REPAIR SPECIALIST</i>	<i>MOBILE HOME PARK MANAGERS</i>
mobile home dealers	20%
mobile home manufacturers	3
trailer repair shop	12
none known	32
no answer	28
TOTAL	100%

C10

USED MOBILE HOMES

TRADE-INS AND SALES OF USED MOBILE HOMES

<i>TRADE-INS AND SALES</i>	<i>MOBILE HOME PARK MANAGERS</i>
--------------------------------	--------------------------------------

acceptable at park sales outlet	33%
not acceptable at park sales outlet	34
no answer	3
no sales outlet	30
TOTAL	100%

C11

MAIN MARKET FOR USED MOBILE HOMES

<i>MAIN MARKET</i>	<i>MOBILE HOME PARK MANAGERS</i>
--------------------	--------------------------------------

people who cannot afford a new mobile home	10%
cottagers	10
cottagers/farmers	7
other mobile home park residents	4
construction workers	3
non-residential use	-
no trade-ins accepted	33
no answer	3
no sales outlet at park	30
TOTAL	100%

C12

USED MOBILE HOMES

MAJOR FACTOR AFFECTING THE PRICE
OF A USED MOBILE HOME

MANAGER'S
OPINION

MOBILE HOME
PARK MANAGERS

condition	28%
age	7
demand	2
size	2
finishing/materials	3
other	-
no answer	58
TOTAL	100%

C13

Part D

THE MOBILE HOME PARK AND THE COMMUNITY

TABLES

THE MOBILE HOME PARK AND THE COMMUNITY

	Table	Page
<i>People Served</i>		
People Served by Mobile Home Park	D1	52
Distance to Specific Industry Served by Mobile Home Park	D2	52
<i>Journey to Work</i>		
Distance to Work for Most Mobile Home Park Residents	D3	53
Mode of Transportation Usually Used by Residents for Journey to Work	D4	53
<i>Shopping Facilities</i>		
Distance to Nearest Shopping Facilities	D5	54
<i>Car Ownership</i>		
Car Ownership	D6	55
Two-Car Families	D7	55

PEOPLE SERVED

PEOPLE SERVED BY THE MOBILE HOME PARK

<i>SPECIFIC INDUSTRY</i>	<i>MOBILE HOME PARKS</i>
mining	5%
armed forces	5
automotive	3
other e.g. hydro	5
formerly served a specific industry	2
no specific industry	77
no answer	3
TOTAL	100%

D1

DISTANCE TO SPECIFIC INDUSTRY SERVED BY THE MOBILE HOME PARK

<i>DISTANCE IN MILES ESTIMATED BY MANAGER</i>	<i>MOBILE HOME PARKS</i>
less than 1	2%
1-4.9	7
5-9.9	2
10-14.9	2
15-19.9	3
20 or more	3
no specific industry	77
no answer	4
TOTAL	100%

D2

JOURNEY TO WORK

DISTANCE TO WORK FOR MOST MOBILE HOME PARK RESIDENTS

<i>DISTANCE IN MILES ESTIMATED BY MANAGER</i>	<i>MOBILE HOME PARKS</i>
---	------------------------------

less than 1	2%
1-4.9	27
5-9.9	20
10-14.9	20
15-19.9	8
20 or more	8
no answer	15
TOTAL	100%

D3

MODE OF TRANSPORTATION USUALLY USED BY RESIDENTS FOR JOURNEY TO WORK

<i>MODE OF TRANSPORTATION</i>	<i>MOBILE HOME PARKS</i>
-----------------------------------	------------------------------

car	85%
bus and car	7
other	-
no answer	8
TOTAL	100%

D4

SHOPPING FACILITIES

DISTANCE TO NEAREST SHOPPING FACILITIES

<i>DISTANCE IN MILES ESTIMATED BY MANAGER</i>	<i>NEIGHBOURHOOD STORES</i>	<i>SHOPPING CENTRE</i>	<i>DOWNTOWN</i>
<hr/>			
	<i>Percentage of Mobile Home Parks</i>		
less than 1	53%	27%	10%
1-1.9	20	22	20
2-2.9	2	8	12
3-3.9	10	15	15
4 or more	8	23	38
no answer	7	5	5
	<hr/>	<hr/>	<hr/>
TOTAL	100%	100%	100%
<hr/>			

D5

CAR OWNERSHIP

CAR OWNERSHIP

<i>NUMBER OF FAMILIES</i>	<i>MOBILE HOME PARKS</i>
each family has at least one car	75%
1-4 have no car	8
5-9 have no car	5
10 or more have no car	2
no answer	10
TOTAL	100%

D6

TWO-CAR FAMILIES

<i>NUMBER OF FAMILIES</i>	<i>MOBILE HOME PARKS</i>
1	2%
2	7
3	18
4 or more	38
none	12
no answer	23
TOTAL	100%

D7

Part E

MANAGERS' VIEWS ON OTHER QUESTIONS

TABLES

MANAGERS' VIEWS ON OTHER QUESTIONS

	Table	Page
<i>Size of Park</i>		
Most Efficient Size of Mobile Home Park for Purposes of Management	E1	58
Factors in Deciding the Size of a Mobile Home Park	E2	58
<i>Manager's Approach to New Park</i>		
Changes if Developing a New Mobile Home Park	E3	59
Purpose of Changes if Developing a New Mobile Home Park	E4	60
<i>Typical Mobile Home</i>		
The Typical (most popular) Type of Mobile Home Today	E5	61
Approximate Length of Typical Mobile Home	E6	61
Approximate Width of Typical Mobile Home	E7	62
Cost of the Typical Mobile Home	E8	62
<i>Family Income</i>		
Estimated Family Income of Mobile Home Park Residents	E9	63
<i>Life Style</i>		
Why People Choose to Live in Mobile Homes	E10	64
What People Look for in a Mobile Home Park	E11	64

	Table	Page
<i>Cost of Mobile Homes</i>		
Mobile Homes as "Low-cost Housing"	E12	65
<i>Changes Foreseen</i>		
Changes Foreseen in Mobile <u>Homes</u> in the Next Five Years	E13	66
Changes Foreseen in Mobile Home <u>Parks</u> in the Next Five Years	E14	66

SIZE OF PARK

MOST EFFICIENT SIZE OF MOBILE HOME PARK FOR PURPOSES OF MANAGEMENT

<i>NUMBER OF SPACES</i>	<i>MOBILE HOME PARK MANAGERS</i>
less than 100 spaces	23%
100-149	18
150-199	12
200 or more	13
varies, depending on several factors	9
no answer	25
TOTAL	100%

E1

FACTORS IN DECIDING THE SIZE OF A MOBILE HOME PARK

<i>FACTORS OTHER THAN MANAGEMENT*</i>	<i>MOBILE HOME PARK MANAGERS</i>
site characteristics	10%
ability to service	10
ability to operate	8
the people in the park	8
community location	7
demand for mobile home spaces	7
other	10
no answer	40
TOTAL	100%

* Management was reported as an important consideration by 55% of all respondents.

E2

MANAGERS' APPROACH TO NEW PARK

CHANGES IF DEVELOPING A NEW MOBILE HOME PARK

<i>TYPE OF CHANGE</i>	<i>MOBILE HOME PARK MANAGERS</i>
change site plan	18%
connect to municipal services	7
complete park in one stage	7
use some development standards	3
other	12
no change	33
no answer	20
TOTAL	100%

E3

MANAGERS' APPROACH TO NEW PARK

PURPOSE OF CHANGES IF DEVELOPING
A NEW MOBILE HOME PARK

<i>PURPOSE OF CHANGE</i>	<i>MOBILE HOME PARK MANAGERS</i>
------------------------------	--------------------------------------

to reduce complications/ increase efficiency	15%
to economise/reduce costs	5
to improve ability to service	5
to enhance appearance	5
other	2
no answer	68
TOTAL	100%

E4

TYPICAL MOBILE HOME

THE TYPICAL (MOST POPULAR) TYPE OF
MOBILE HOME TODAY

<i>TYPE</i>	<i>MOBILE HOME PARK MANAGERS</i>
single	76%
double-wide	12
expandable	5
no answer	7
TOTAL	100%

E5

APPROXIMATE LENGTH OF
THE TYPICAL MOBILE HOME

<i>LENGTH</i>	<i>MOBILE HOME PARK MANAGERS</i>
60-64 feet	83%
55-59 feet	-
50-54 feet	5
less than 50 feet	5
no answer	7
TOTAL	100%

E6

TYPICAL MOBILE HOME

APPROXIMATE WIDTH OF THE TYPICAL MOBILE HOME

<i>WIDTH</i>	<i>MOBILE HOME PARK MANAGERS</i>
14 feet or more	3%
12 feet	88
10 feet	2
less than 10 feet	-
no answer	7
TOTAL	100%

E7

COST OF THE TYPICAL MOBILE HOME

<i>APPROXIMATE COST AT PRESENT PRICES</i>	<i>MOBILE HOME PARK MANAGERS</i>
less than \$8,000	3%
\$8,000-\$9,999	29
\$10,000-\$11,999	40
\$12,000-\$13,999	10
\$14,000 or more	3
no answer	15
TOTAL	100%

E8

FAMILY INCOME

ESTIMATED FAMILY INCOME OF MOBILE HOME PARK RESIDENTS

<i>MOST FREQUENT RANGE OF ANNUAL FAMILY INCOME</i>	<i>MOBILE HOME PARK MANAGERS</i>
less than \$6,000	5%
\$6,000-9,999	48
\$10,000-14,999	15
\$15,000 or more	-
don't know	27
no answer	5
TOTAL	100%

E9

WHY PEOPLE CHOOSE TO LIVE IN MOBILE HOMES

MANAGER'S OPINION	MOBILE HOME PARK MANAGERS
----------------------	------------------------------

appropriate initial and continuing housing costs	72%*
ease of maintenance	45
planned environment	37
mobility	18
other	18

* Manager may have indicated more than one reason, thus percentages do not add to 100%.

E10

WHAT PEOPLE LOOK FOR IN A
MOBILE HOME PARK

MANAGER'S OPINION	MOBILE HOME PARK MANAGERS
----------------------	------------------------------

appearance/atmosphere	67%*
facilities provided	47
available site	20
appropriate initial and continuing housing costs	15

* Manager may have indicated more than one reason, thus percentages do not add to 100%.

E11

COST OF MOBILE HOMES

MOBILE HOMES AS "LOW-COST HOUSING"

MANAGER'S
OPINION

MOBILE HOME
PARK MANAGERS

mobile homes are "low-cost housing"	68%
mobile homes are not "low-cost housing"	13
don't know	4
no answer	15
TOTAL	<hr/> 100%

E 12

CHANGES FORESEEN

CHANGES FORESEEN IN MOBILE HOME PARKS IN THE NEXT FIVE YEARS

<i>TYPE OF CHANGE</i>	<i>MOBILE HOME PARK MANAGERS</i>
improvement in quality	30%
sub-divisions/community developments	20
designed for double-wide units	3
condominium ownership	3
greater government involvement	3
other	12
no change	7
no answer	22
TOTAL	100%

E13

CHANGES FORESEEN IN MOBILE HOMES IN THE NEXT FIVE YEARS

<i>TYPE OF CHANGE</i>	<i>MOBILE HOME PARK MANAGERS</i>
trend to double-wides	25%
larger sizes	23
improvement in quality	8
improvement in exterior design	7
other	3
no change	7
no answer	27
TOTAL	100%

E14



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